

Minutes
CLEVELAND MUNICIPAL PLANNING COMMISSION
TUESDAY, SEPTEMBER 20, 2016 AT 6:00 PM
CLEVELAND MUNICIPAL BUILDING 190 CHURCH STREET NE

The regular meeting Cleveland Municipal Planning commission was called to order at 6:00 P.M. by Dee Burris, Chairman.

Members present included Walt Vineyard, Bill Hamilton, Dee Burris, Clarke Taylor, Gary Dennis, Larry Presswood and Maryl Elliott.

Members absent was Tricia Pennington. The representative of the city council is vacant at this time.

Legal Counsel present was John Kimball, Attorney for the City of Cleveland.

Staff present included Corey Divel, Senior Planner, Melinda Carroll, Assistant City Manager/Operations, Joe Fivas, City Manager and Darla Jenkins, Executive Secretary.

Others present included Ed Eldridge, Linda Eldridge, Mitch and Sherra Kinder of Cleveland Surveying, Tom Cate of Cate Development, Loye Hamilton of CBC Hamilton Associates, Jesse Brown of Freeland & Kauffman, Inc., Joyanna Love of *The Cleveland Daily Banner*, Robert Thompson, and Tony Richmond of Richmond Surveying Company.

The minutes of the August 16, 2016 regular meeting were presented for approval.

Maryl Elliott made a motion to approve and Bill Hamilton seconded the motion. A vote of 7-0 passed the motion.

There were no Public Hearings.

In the Consent Agenda,

- a. **Request by Steve Bullins for preliminary plat approval of The Haven at the Grove Townhomes. Property is located on Tasso Ln and is zoned Planned Unit Development PUD12. Plat by Cleveland Surveying Co (pg1).**
- b. **Request by Ted Moss for final plat approval of Ocoee Landing Townhomes, lots 42-43. Property is located on Emmyllie Court and is zoned Planned Unit Development PUD5. Plat by Brown Surveying Co (pg2).**

- c. **Request by Hillary E. May for final plat approval of lot 45 of Stonebriar. Property is located on Gate Tower Way and Stonebriar Dr and is zoned R2 Low Density Single and Multi-family Residential. Plat by Cleveland Surveying Co (pg3).**
- d. **Request by Brian Simonson for final plat approval of Weeks Horizon Townhomes, lots 2A-2D. Property is located on Weeks Horizon Place and is zoned R2 Low Density Single and Multi-family Residential. Plat by Richmond Surveying Co (pg5).**
- e. **Request by Larry E. Wilson for final plat approval of Larry E. Wilson Property. Property is located at 15th St NE and Poplar St NE and is zoned R3 High Density Residential. Plat by Brown Surveying Co (pg6).**
- f. **Request by Global Southern Realty Holdings, LLC for site plan approval of a property located within the Interstate Gateway Corridor Overlay Zone. Property is located on Paul Huff Parkway and Frontage Rd NW (pg7).**
- g. **Request by Sonic Development, LLC for approval of an amended site plan of a property located within the Interstate Gateway Corridor Overlay Zone. Property is located at 131 Pleasant Grove Rd (pg9).**

Bill Hamilton made a motion to approve the consent agenda subject to staff comments and Gary Dennis seconded the motion. A vote of 6-0 passed the motion. Dee Burris recused himself.

There was no Old Business.

In New Business,

- a. **Consideration of a rezoning of approximately 4.81 acres located on Peach Orchard Hill Rd NE from CG General Commercial to R2 Low Density Single and Multi-family Residential Zoning District (pg12).**

Bill Hamilton made a motion to approve and Maryl Elliott seconded the motion. A vote of 6-0 passed the motion. Dee Burris recused himself.

- b. **Consideration of a rezoning of approximately 1.8 acres located at 601 & 607 20th St SE from IH Heavy Industrial Zoning District to R2 Low Density Single and Multi-family Residential Zoning District (pg15).**

Larry Presswood made a motion to approve and Walt Vineyard seconded the motion. A vote of 7-0 passed the motion.

- c. **Consideration of an Amendment to PUD 1 located on Paul Huff Parkway and Mohawk Dr (pg17).**

Gary Dennis made a motion to approve and Bill Hamilton seconded the motion. Voting 7-0, the commission passed the motion.

- d. **Consideration of a Plan of Service for about 25 acres, more or less, for property located on Tasso Ln (pg22).**

Larry Presswood made a motion to approve and Clarke Taylor seconded the motion. A vote of 7-0 passed the motion.

- e. **Consideration of a resolution to annex about 25 acres, more or less, for property located on Tasso Ln (pg29).**

Larry Presswood made a motion to approve and Gary Dennis seconded the motion. The commission voted 7-0 to approve the motion.

- f. **Consideration of an ordinance to zone about 25 acres, more or less, for property located on Tasso Ln (pg31).**

Larry Presswood made a motion to approve and Bill Hamilton seconded the motion. The motion was approved with a 7-0 vote.

- g. **Consideration of a Plan of Service for about 7.5 acres, more or less, for property located on Freewill Rd and 22nd St NW (pg33).**

Bill Hamilton made a motion to approve and Larry Presswood seconded the motion. A vote of 7-0 passed the motion.

- h. **Consideration of a resolution to annex about 7.5 acres, more or less, for property located on Freewill Rd and 22nd St NW (pg41).**

Maryl Elliott made a motion to approve and Walt Vineyard seconded the motion. Voting 7-0, the motion was approved.

- i. **Consideration of an ordinance to zone about 7.5 acres, more or less, for property located on Freewill Rd and 22nd St NW (pg43).**

Clarke Taylor made a motion to approve and Walt Vineyard seconded the motion. A vote of 7-0 passed the motion.

j. **Request by Eric Watson to change from one non-conforming use to another non-conforming use within the MU Mixed Use zoning district (46).**

Melinda Carroll stated the property owner should be Richard Watson. Bill Hamilton voted to approve and Clarke Taylor seconded the motion. Voting 7-0, the motion was approved.

There was no Chairman's Report.

In the Director's Report,

Three packets were presented to the planning commission from Greg Thomas.

First, the Cleveland Urban Area MPO agenda of the Wednesday, September 14, 2016 was presented. In this packet, the 2017-2020 Transportation Improvement Program (TIP), 2017 Transportation Alternatives Grant (TA) and Transit Revenue Study were discussed.

Secondly, the detailed 2017 Transportation (TA) Grant Design Public Involvement for Gaut Street Area Sidewalks and Related Improvements packet was present to the planning commissioners.

Last, a memo regarding the update of zoning and subdivision regulations was presented to the planning commissioners. This is a plan for updating all subdivision regulations and zoning regulations and the process the city might follow to complete this matter.

The meeting was adjourned at 6:26 P.M.